

# SYNOPSIS OF DRAFT COMMUNITY PLAN IMPLEMENTATION PACKAGE

## General Information

Unless specifically stated, the new zoning regulations do not apply to any PDO zones

## Commercial Zoning

The Amendment Includes:

- Amendments to the LDC that were approved as part of the Barrio Logan Community Plan Update but need to be adopted again as a result of the Barrio Logan Community Plan referendum

<ul style="list-style-type: none"> <li>▪ CN-1-4 <ul style="list-style-type: none"> <li>• Density of 44 du/ac</li> <li>• Uses the same as other CN zones</li> <li>• See Table 131.05C for development regulations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ CO-2-1 &amp; CO-2-2 – mirrors existing CO-1-1 and CO-1-2 except residential uses are prohibited</li> </ul>	<ul style="list-style-type: none"> <li>▪ CC-3-6 <ul style="list-style-type: none"> <li>• Density of 44 du/ac</li> <li>• Uses same as other CC-3 zones</li> <li>• See Table 131-05E for development regulations</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>▪ CC-4-6 <ul style="list-style-type: none"> <li>• Density of 44 du/ac</li> <li>• Uses same as other CC-4 zones</li> <li>• See Table 131-05E for development regulations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ CC-5-6 <ul style="list-style-type: none"> <li>• Density of 44 du/ac</li> <li>• Uses same as other cc-5 zones</li> <li>• See Table 131-05E for development regulations</li> </ul> </li> </ul>	

- Revised the table format for Maximum Floor Area Ratio to make it easier to understand the bonus provided for mixed use.
- Reorganized Section 131.0540(c) ground floor restrictions to combine Coastal Zone restrictions in one location.
- Clarifies that a FAR bonus is provided equal to the *gross floor area* of the underground parking, but not to exceed a *floor area ratio* of 1.0, where the vertical distance between adjacent grade and finished floor elevation above is five feet or less. This is identical to MID City PDO.
- Added a regulation for minimum ground floor height for structures with non-residential uses on the ground floor where the maximum building height is 45 feet or greater (Section 131.0548).
- Creation of new zones. See Section 131.0507 for short descriptions of each

<ul style="list-style-type: none"> <li>○ CN-1-5 <ul style="list-style-type: none"> <li>▪ Density 54 du/ac</li> <li>▪ Uses same as other CN</li> <li>▪ See Table 131-05C for development regulations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ CC-2-4 <ul style="list-style-type: none"> <li>▪ Density 29 du/ac</li> <li>▪ Uses same as other CC-2 zones</li> <li>▪ See Table 131-05E for development regulations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ CC-3-8 <ul style="list-style-type: none"> <li>▪ Density 73 du/ac</li> <li>▪ Uses same as other CC-3 zones</li> <li>▪ See Table 131-05E for development regulations</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>○ CO-3-1 <ul style="list-style-type: none"> <li>▪ Density 54 du/ac</li> <li>▪ Uses see Table 131-05B</li> <li>▪ See Table 131-05D for development regulations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ CC-2-5 <ul style="list-style-type: none"> <li>▪ Density 29 du/ac</li> <li>▪ Uses same as other CC-2 zones</li> <li>▪ See Table 131-05E for development regulations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ CC-3-9 <ul style="list-style-type: none"> <li>▪ Density 109 du/ac</li> <li>▪ Uses same as other CC-3 zones</li> <li>▪ See Table 131-05E for development regulations</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>○ CO-3-2 <ul style="list-style-type: none"> <li>▪ Density 73 du/ac</li> <li>▪ Uses Table 131-05B</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ CC-3-7 <ul style="list-style-type: none"> <li>▪ Density 54 du/ac</li> <li>▪ Uses same as other CC-3 zones</li> </ul> </li> </ul>	

- See Table 131-05D for development regulations

- See Table 131-05E for development regulations

## **Residential Zoning**

### **The Amendment Includes**

- Amendments to the LDC that were approved as part of the Barrio Logan Community Plan Update but need to be adopted again
  - Creation of a new townhouse zone
    - RT-1-5
    - Density of 27 du/ac
    - Uses the same as other RT zones
    - See Table 131.04F for development regulations
  - Change in regulations for the RT zones

<b>Current</b>	<b>Proposed</b>
Two car garage required	One car garage required second required space may be unenclosed consistent with section 131.0449(b)(5)
Subject to Residential Tandem Parking Overlay Zone (could do tandem only in specified locations)	Tandem parking allowed in all RT zones regardless of location
Allows development of townhomes only if 300 contiguous feet of frontage or contiguous 50% of lots in a block whichever is greatest.	No limitation on frontage. Can develop a single townhome on a lot

- Clarifies that a FAR bonus is provided equal to the *gross floor area* of the underground parking, but not to exceed a *floor area ratio* of 1.0, where the vertical distance between adjacent grade and finished floor elevation above is five feet or less. This is identical to MID City PDO.
- Added a new regulation for minimum ground floor height for structures with non-residential uses on the ground floor where the maximum building height is 45 feet or greater (Section 131.0451).
- Expands the ability for ground floor commercial uses in the higher density Multi Family zones.

### **Regulations for Commercial Uses in RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 Zones**

<b>Regulation</b>	<b>Current</b>	<b>Proposed</b>
Percent of <u>optional</u> ground floor commercial	25%	100%
Minimum number of dwelling units onsite	25 DU	Must comply with density range in the community plan
Medical, Dental & Health	No overnight patients	No overnight patients

**Regulations for Commercial Uses in  
RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 Zones**

Regulation	Current			Proposed		
Practitioner Office	No more than two Practitioners and no more than 3 employees of each Practitioner			No restriction		
Retail Sales and Commercial Services	Must include at least 25 DU			Must comply with density of LUP		
	Retail Sales, Commercial Services & Office Uses on ground floor only			Retail Sales, Commercial Services & Office Uses on ground floor only		
	Retail Sales, Commercial Services & Office Uses no more than 25% of ground floor			Retail Sales, Commercial Services & Office Uses up to 100 % of ground floor		
Hours of Operation	No restriction on hours of operation			Limited to the hours between 6 a.m. and 12 midnight		
Permitted Commercial Uses	RM-3	RM-4	RM-5	RM-3	RM-4	RM-5
Retail Sales						
Food, Beverages, & Groceries	P	P	P	P	P	P
Sundries, Pharmaceuticals & Convenience Sales	P	P	P	P	P	P
Wearing Apparel & Accessories	-	-	-	P	P	P
Commercial Services						
Business Support	-	-	-	P	P	P
Financial Institutions	-	-	-	P	P	P
Instructional Studios	P	P	P	P	P	P
Personal Services	P	P	P	P	P	P
Visitor Accommodations	-	P	P	-	P	P
Bed & Breakfast						
1-2 Guest Rooms	L	P	P	L	P	P
3-5 Guest Rooms	L	P	P	L	P	P
6+ Guest Rooms	N	P	P	N	P	P
Child Care Facilities						
Child Care Centers	C	C	-	C	C	-
Large Family Child Care	L	L	-	L	L	-
Small Family Child Care	L	L	-	L	L	-
Golf Courses	C	C	-	C	C	-
Mobile Food Trucks	L	L	L	L	L	L
Private Clubs, Lodges	-	-	P	-	-	P
Offices						
Business & Professional	-	-	-	P	P	P
Medical, Dental & Health Practitioner	P	P	-	P	P	P
Real Estate Sales Offices	L	L	-	L	L	-
Sex Offender Treatment	L	L	-	L	L	-

**Miscellaneous Zoning applicable City-wide and in PDOs**

- Creation of a new residential use to be permitted in multifamily and commercial zones where residential/commercial mixed use is permitted Citywide and in PDOs. The use is a dwelling unit that counts toward density. Currently in use in Centre City. It is defined as follows:

*Shopkeeper unit* means a *dwelling unit* with both living quarters and commercial space that meets all occupancy separation requirements of the Building Code, where the commercial use is located on the ground floor and operated by the resident of the *dwelling unit*.

- Exception to height (Section 113.0270)

Structures excluded from the measurement of structure height

Uninhabited roof-top structures up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns; structures that enhance outdoor common space; and fencing that has at least 75 percent of its surface area open to light are not included in the calculation of structure height for development in accordance with the following:

- It is not in the Coastal Height Limit Overlay Zone,
- The building is 45 tall or taller (prior to the exception
- It is a commercial and residential mixed use project, and
- Structures that conceal mechanical equipment, elevators, and stair overruns do not project above a 45-degree plane inclined inward from the top of the parapet(s).